

VLR-2/16/82 NRHP-7/8/82

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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received
date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Breezy Hill

and/or common Same

2. Location

street & number 1220 North Augusta Street N/A not for publication

city, town Staunton N/A vicinity of congressional district 6th (M. Caldwell Butler)

state Virginia code 51 county (In City) code 790

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> bath	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: office

4. Owner of Property

name J. Darwin and Carol H. King

street & number 133 Woodland Drive

city, town Staunton N/A ~~vicinity of~~ state Virginia 24401

5. Location of Legal Description

courthouse, registry of deeds, etc. City Hall; Office of the Clerk of the Circuit Court

street & number 109-113 East Beverley Street

city, town Staunton state Virginia

6. Representation in Existing Surveys

title Historic Staunton Foundation Architectural Inventory
has this property been determined eligible? yes no

date April 1976 federal state county local

depository for survey records Historic Staunton Foundation Office, P.O. Box 2534

city, town Staunton state Virginia 24401

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Built at the turn of the century in an area then located outside the city limits, Breezy Hill is situated on a gently sloping lot on the west side of North Augusta Street. This impressive residence combines elements of the Queen Anne and Shingle styles into a design that is unique in this area. The three-story, two-bay house is constructed of limestone, fieldstone, and patterned shingles. The earth colors and materials blend well with the surrounding landscape.

ARCHITECTURAL ANALYSIS

Set upon a foundation of coursed limestone, the first story of Breezy Hill is of uncoursed fieldstone, as is the second story of the turret bay. The remainder of the second and third stories is covered with fishscale shingles set in an imbricated pattern. The shingles have never been painted and have weathered to a warm brown color.

The two main bays of the front elevation are a turret on the south and a projecting gable on the north. The complex gable roof is interrupted by round-headed dormers, stone chimneys, the rounded turret, and projecting gable ends. The dormers have diamond-shaped shingles in the arches above the openings. The turret originally had a bell-shaped roof which has been removed due to structural problems.

The second and third stories are separated by a wide, plain cornice-like belt course. A one-story veranda wraps around three sides of the house and terminates in a porte-cochere projecting from the south elevation. The veranda has coupled Ionic columns and a balustrade with a lattice-style railing. A wide flight of steps leading to the main entrance is located in the center of the front veranda; another set of steps leads up from under the porte-cochere.

Fenestration throughout is varied and reflects the complex interior floor plan. There are single, double, and triple windows, single windows with sidelights, and two Palladian windows with voussoirs and keystones in the turret's second story. The majority of windows have 1/1 lights with leaded glass in the upper sash.

The main entrance is located in the turret bay and consists of a single door with a beveled-glass central panel. To the left of the door, two rectangular leaded-glass windows illuminate the stairway inside the turret. To the right is a round-headed, elongated leaded-glass window.

On the interior, much of the detailing found throughout the main floor is introduced in the foyer. Door and window openings feature an architrave trim and dentil molding. There are high baseboards, paneled wainscoting, and chair rails; all of the trimwork is of the highest quality workmanship. On the left of the foyer is an open, half-turn, paneled staircase with turned balusters and solid mahogany posts and handrail. The newel posts feature classical detailing.

(See Continuation Sheet #1)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1896-1909 **Builder/Architect** T.J. Collins

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

The prosperity of Staunton's "boom" years at the turn of the century is well reflected in Breezy Hill, one of the most ambitious of the large houses of the period scattered through the city. This rambling suburban villa of some thirty rooms is a knowing blending of the Queen Anne and Shingle styles, late Victorian modes promulgated by the nation's wealthy classes. Combining functional planning and modern comforts with solid, lively, yet informal architecture, such houses are a uniquely American product. Begun ca. 1896 and completed in 1909, Breezy Hill is the work of T.J. Collins, the city's leading architect for several decades.

HISTORICAL BACKGROUND

Breezy Hill was built over a period of years at the turn of the century under the supervision of owner Mrs. Thomas P. Grasty. The house was designed by architect T.J. Collins whose drawings for the foundation and two outbuildings were found in the office of this local architectural firm. According to Collins's grandson, who still runs the firm, Mrs. Grasty kept Collins occupied for some years because of her changes to the design. The exterior fabric, with the exception of the loss of the bell-shaped turret roof (which the present owners plan to restore), is entirely original; a photograph dated about 1914 bears out this fact. In addition, the original outbuildings remain on the sloping, landscaped lot. Although the house has been adapted to new uses, most of the interior woodwork, mantels, and leaded glass are intact.

Breezy Hill is significant for more than its architectural singularity and original condition. When Mattie Grasty suffered a stroke in 1925, she rented the house to a Mrs. McGowan who ran it as the Breezy Hill Inn until the early 1930s. Famous evangelist Billy Sunday and his entourage stayed at the inn during their 1925 visit to Staunton. Mrs. Grasty died in 1931, and the property was purchased two years later by her daughter Mary Grasty Bell and her husband, Richard P. Bell; the Bells were then and are now a very prominent Staunton family.

In 1946 the Grasty heirs sold the estate to the Norfolk Creosoting Company. When the company was dissolved in 1949, its president and owner, Mr. Edwin F. Conger, purchased the property. In the thirty-odd years that Conger lived in the house, he was known as one of the most generous benefactors in Staunton. He gave large sums to the Staunton YMCA and served on its Board of Directors for many years. He also gave an endowment to the Woodrow Wilson Birthplace Foundation. To many Stauntonians, Breezy Hill will always be known as the Conger House.

(See Continuation Sheet #2)

9. Major Bibliographical References

Bell, Mrs. Thomas Grasty. Interview.
 King, Dr. and Mrs. J. Darwin. Interview.
 Staunton Tax and Deed Records. City Hall; Office of the Clerk of the Circuit Court, Staunton.

10. Geographical Data

Acreege of nominated property 3 acres

Quadrangle name Staunton, VA

Quadrangle scale 1:24000

UMT References

A

1	7	6	6	9	0	9	0	4	2	2	5	1	3	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification Beginning at a point on NW side of N. Augusta St., about 150' NE of intersection with Grasty St.; thence extending about 310' NW to SE side of Overlook Rd.; thence about 380' NE; thence about 170' SE; thence about 100' SW; thence about 150' SE to NW side of N. Augusta St.; thence about 320' SW along said side to point of origin.

List all states and counties for properties overlapping state or county boundaries (See Continuation Sheet #

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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11. Form Prepared By (1) Virginia Historic Landmarks Commission Staff
 Virginia Historic Landmarks Commission
 221 Governor St., Richmond, VA 23219; (804) 786-314

name/title (2) Elizabeth A. Bray - Administrative Assistant

organization Historic Staunton Foundation date June 1981/
 January 1982

street & number P.O. Box 2534 telephone (703) 885-7676

city or town Staunton state Virginia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *H. Bryan Mitchell*
 title H. Bryan Mitchell, Executive Director date FEB 16 1982
 Virginia Historic Landmarks Commission

For HCRS use only	
I hereby certify that this property is included in the National Register	date
Keeper of the National Register	
Attest:	date
Chief of Registration	

**United States Department of the Interior
Heritage Conservation and Recreation Service**

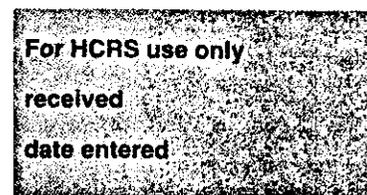
**National Register of Historic Places
Inventory—Nomination Form**

BREEZY HILL, CITY OF STAUNTON, VA

Continuation sheet #1

Item number 7

Page 1

7. DescriptionArchitectural Analysis

The classical motifs are repeated elsewhere, as in the two columns with composite capitals flanking the opening into the front parlor on the right. All the mantels on this floor are different. The simple, curved mantel in the front parlor is topped by a beveled-glass mirror with beaded trim; the surround and hearth are covered with ivory-colored tiles. The two middle rooms, formerly the living and dining rooms, have been slightly altered by the addition of a wall which forms a hallway between the two rooms, now used as doctor's offices.

The doctor's private office has a finely proportioned mantel with attached, fluted columns topped by Egyptian-style capitals. The frieze has a raised central panel and two side panels with urn motifs; the panels are separated by garland swags. The architrave surround is decorated with a talon-like trim with acanthus leaves featured on the mantel shelf.

Across the hall, the mantel is supported by elongated consoles with acanthus leaves. The central panel in the frieze has two griffins flanking a flaming plinth; the raised side panels are decorated with lyres. Other detailing is also classically inspired.

The remaining first-floor rooms are much simpler. The service hall, butler's pantry, and kitchen have narrow tongue-and-groove wainscoting. A wall has been added around the back stairway in order to comply with codes for the apartments on the upper floors.

In the apartments above, the original bedrooms have been converted into six apartments, all of varying sizes. This arrangement has meant, of course, some changes, but all the original walls and diverse room shapes have been retained wherever possible.

The outbuildings on the grounds are intact and well maintained. A small storage shed of board-and-batten has a gable roof with shingled ends. The 1½-story, board-and-batten carriage house, now a garage, has gable ends and dormers covered with the same fishscale shingles as on the main house. Directly to the rear of the main house is a whimsical building called the "Doll House." This cottage and the carriage house are the two outbuildings for which plans were found at the office of architects T.J. Collins & Son. Also of board-and-batten, the "Doll House" features an overhanging tent roof with a finial supported by unplanned posts from which the bark has been removed. The narrow, round-headed windows have 1/1 lights.

Flanking the main drive that fronts onto Augusta Street are two entry posts; limestone walls also front the property line. In the back of the house are a small stone patio and stone steps leading up to the rear garden.

EAB

**United States Department of the Interior
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BREEZY HILL, CITY OF STAUNTON, VA

Continuation sheet #2

Item number 8, 10

Page 1

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8. Significance

Historical Background

After Conger's death in 1976, Dr. and Mrs. J. Darwin King bought the estate. The Kings have adapted the gracious home into an office for Dr. King's orthodontic practice on the first floor. The upper two floors have been made into six apartments. Wherever possible, the Kings have gone to great lengths to retain the original detailing and architectural integrity of Breezy Hill.

EAB

10. Geographical Data

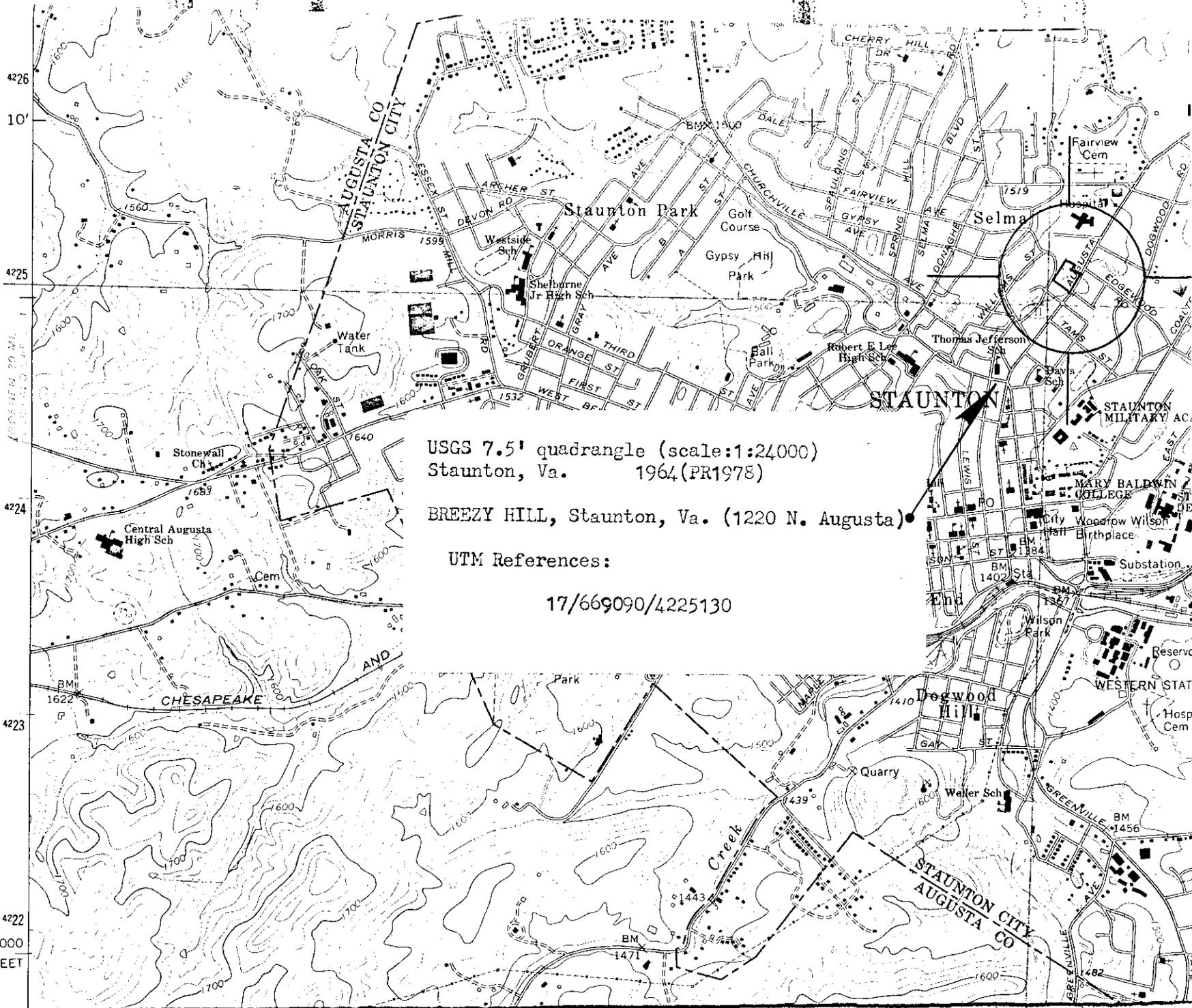
Boundary Description

Assessor's Map 310, Lot A-3; Deed Book 212, p.63, 3/30/77, City of Staunton.

Boundary Justification

The bounds have been drawn to encompass the three-acre tract including the main house, a storage shed, the carriage house, the "Doll House," and gardens.

4276
10'
4275
4224
4223
4222
170 000
FEET



USGS 7.5' quadrangle (scale:1:24000)
Staunton, Va. 1964 (PR1978)

BREEZY HILL, Staunton, Va. (1220 N. Augusta)

UTM References:
17/669090/4225130